

LR1. Date of lease
LR2. Title number(s)
LR3. Parties to this lease <i>Give full names, addresses and registered number, if any, of all parties. For Scottish companies add an SC prefix and for limited liability partnerships add an OC prefix. For foreign companies add the territory in which incorporated.</i>
LR4. Property <i>Insert a full description of the property leased or let or to be leased or let or to be let. Refer to the clause, schedule or part of the lease or let or to be leased or let or to be let.</i>

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...ate in full>>
Landlord's title number(s) <i>...er(s) out of which this lease is granted. ...k if not registered. ...andlord's title number(s)>></i>
Other title numbers <i>...le number(s) against which entries of ...ferred to in LR9, LR10, LR11 and LR13 ...made. ...her title number(s)>></i>
Name of Landlord>> Address of Landlord>> Company number>> Name of Trustee of Club>> Address of Trustee>> Name of Trustee of Club>> Address of Trustee>> Current trustees of the Club (as defined ...) (if any) Name of Guarantor>> Address of Guarantor>> Company number>> Other parties <i>Capacity of each party, for example ...ent company", "guarantor", etc.</i> Name of other party>> Address of other party>> Company number>>
...se of a conflict between this clause ... remainder of this lease then, for the ... of registration, this clause shallouse adjoining the River (as defined ...)

S A M P L E

<p><i>a schedule in this lease in which the plan of the land being leased is more fully described than is shown edged red on the plan attached to this lease]</i> and the Fishing Rights</p> <p><i>Where there is a letting of part of the title, a plan must be attached to the lease and any floor levels must be specified.</i></p>	
<p>LR5. Prescribed statements etc.</p> <p><i>If this lease includes a statement under rule 179 (leases in favour of a charity), 180 (leases by a charity) or 196 (leases made by the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.</i></p> <p><i>In LR5.2, omit or delete those Acts which do not apply to this lease.</i></p>	<p><i>statements prescribed under rules 179 (leases in favour of a charity), 180 (leases by a charity) or 196 (leases made by the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.</i></p> <p><i>This lease is made under, or by virtue of, provisions of:</i> <i>Leasehold Reform Act 1967</i> <i>Leasehold Reform Act 1985</i> <i>Leasehold Reform Act 1988</i> <i>Leasehold Reform Act 1996</i></p>
<p>LR6. Term for which the Property is let</p> <p><i>Include only the appropriate statement (or statements if completed) from the three options below.</i></p> <p><i>NOTE: The information you provide here will be used as part of the information used to identify the lease under rule 6 of the Land Registration Rules 2003.</i></p>	<p><i>including the commencement date>></i></p> <p><i>including the expiry date>></i></p> <p><i>as specified in this lease at clause/paragraph << >></i></p> <p><i>as follows: term>></i></p>
<p>LR7. Premium</p> <p><i>Specify the total premium, including VAT where payable.</i></p>	<p><i>premium or "none">></i></p>
<p>LR8. Prohibitions or restrictions on disposing of this lease</p> <p><i>Include whichever of the two statements is appropriate.</i></p> <p><i>Do not set out here the words of the provision.</i></p>	<p><i>contains a provision that prohibits or restricts dispositions.</i></p>

S A M P L E

LR9. Rights of acquisition etc.

Insert the relevant provisions of the lease, clauses or refer to the clause, paragraph of a schedule in this lease contains the provisions.

tenant's contractual rights to renew the lease, to acquire the reversion or another interest in the Property, or to acquire an interest in the Property and

tenant's covenant to (or offer to) assign the lease

landlord's contractual rights to acquire the Property

LR10. Restrictive covenants granted by the Landlord in respect of the Property other than the Property

Insert the relevant provisions or clauses, schedule or paragraph of the lease in this lease which contains the provisions.

LR11. Easements

Refer here only to the clause, paragraph of a schedule in this lease sets out the easements.

easements granted by this lease for the benefit of the Property

easements granted or reserved by this lease for the Property for the benefit of other

LR12. Estate rentcharge burdened on the Property

Refer here only to the clause, paragraph of a schedule in this lease sets out the rentcharge.

LR13. Application for standard form of restriction

Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction, set out the clause to apply for each of them.

is applying against which title and full text of the restriction you are

Standard forms of restriction are Schedule 4 to the Land Registration Act 2003.

LR14. Declaration of trust where more than one person comprises the Tenant

If the Tenant is one person, omit the alternative statements.

If the Tenant is more than one person, complete this clause by omitting or inserting the applicable alternative statement.

It is more than one person. They are to hold the property on trust for the members of the Club in accordance with the Club's constitution.

1. Definitions and Interpretation

1.1 In this Agreement the following terms shall have the following meanings:

In any context otherwise requires, the following

'Act of Insolvency'

the making of a resolution for a reduction of the Club's assets or the making of an order in respect of the Club;
the dissolution of the Club;
the appointment of a person or persons to perform the functions of a liquidator in relation to any winding up of the Club; or
the entry into any composition or arrangement for the benefit of any creditors of the Club.

'Annual Rent'

<<annual rent>> per year exclusive of

'Club'

the <<Name>> Angling Club;

'Conduits'

any media for the transmission of water, gas, oil, telephone, heating, communications, internet, data and similar supplies or utilities;

‘Fishing Rights’

‘Interest’

‘Landlord’

**‘Landlord’s
Property’**

‘Parking Area’

‘Permitted Use’

‘Premises’

‘Rent’

**‘Rent
Commencement
Date’**

‘Rent Days’

‘River’

‘Surveyor’

‘Tenant’

‘Term’

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the exclusive right to fish in the River
and line only and to take and carry fish

interest at the rate of <<rate of interest on
ing payments e.g. two>> per cent per
ve the base rate for the time being of
Bank plc or (if base rate or that bank
o exist) a reasonable equivalent rate
y the Landlord to the Tenant;

the person entitled to the immediate
to this Lease;

the Landlord’s property at <<address>>;

the parking area on the Landlord’s
[shown edged green on the plan
to this Lease];

is a clubhouse only, in connection with
se of the Fishing Rights;

the property described in paragraph LR4
beginning of this Lease and includes all
ures and fittings in the Premises (other
nt’s fixtures and fittings);

sums reserved as rent by this Lease;

date on which rent is first to be paid>>;

5 March 24 June 29 September and 25
r] in each year;

the stretch of <<name of river>> at the
s Property [between points A and B on
attached to this Lease].

the surveyor or architect from time to time
d by the Landlord;

successors in title and assigns;

the term specified in paragraph LR6 at

‘Title Matters’

‘VAT’

- 1.2 Unless the context requires otherwise, any reference in this Agreement to:
- 1.2.1 “writing” or “written” shall include email;
 - 1.2.2 a “working day” shall mean any day other than a Saturday, Sunday or Bank Holiday in England and Wales;
 - 1.2.3 a statute or statutory provision shall be a reference to that statute or provision as amended at the relevant time;
 - 1.2.4 “this Agreement” and “Schedules” shall mean this Agreement and each of the Schedules referred to at the relevant time;
 - 1.2.5 a Schedule shall mean a Schedule to this Agreement; and
 - 1.2.6 a clause or paragraph shall mean a clause or paragraph of this Agreement or a clause or paragraph of the relevant Schedule.
- 1.3 In this Agreement:
- 1.3.1 any reference to a person shall include a natural person, corporate or unincorporated body, whether or not having separate legal personality;
 - 1.3.2 words importing the singular shall include the plural and vice versa;
 - 1.3.3 words importing the masculine gender shall include any other gender;
 - 1.3.4 references to time shall include any sooner determination of time;
 - 1.3.5 any covenant or obligation to do an act or thing includes an obligation to refrain from that act or thing to be done;
 - 1.3.6 references to the acts, omissions, neglect or default of the Tenant include the act, omission, neglect or default of the Tenant and their respective servants and agents;
 - 1.3.7 the clause shall not be taken into account for the purposes of this Lease and are not to be taken into account for the purposes of interpretation; and

- 1.3.8 reference to any document supplemental or collateral to its terms.
- 1.4 The headings in this Lease are for convenience only and shall not affect its interpretation.
- 2. Demise and Rent**
- 2.1 The Landlord lets the Premises to the Tenant (on behalf of themselves and the other members for the time being of the Club) for the Term together with all rights set out in the Landlord's Particulars and subject to the Title Matters.
- 2.2 The Tenant must pay the Rent by equal payments in advance by bankers' standing order (or by direct debit if the Landlord so requires) on the Rent Days, the first of which shall be on the date of this Lease for the period beginning on the Commencement Date and ending on the day before the next Rent Day.
- 3. Tenant's Covenants**
- 3.1 The Tenant covenants on behalf of themselves and the other members of the Club to exercise the following covenants:
- 3.1.1 To pay the Rent in the manner stated without any set-off or counterclaim unless required by law.
- 3.1.2 If any sum of Rent is unpaid for more than <<maximum number of days in arrears e.g. 7 days>> (whether or not the Landlord refuses to accept rent so far as it is unpaid), the Tenant must on demand pay interest (on the arrears) calculated on a daily basis on the amount of the arrears from the due date until the date on which payment is made.
- 3.1.3 To pay or discharge all rates, taxes, duties and financial impositions charged on the Premises except for:
- a) tax (including stamp duty) on the Rent payable; and
 - b) any other liability of the Landlord's dealing with its own interests.
- 3.1.4 To pay or discharge all charges incurred relating to the Premises (including but not limited to face water drainage, electricity, oil, gas, water, telephone, television, internet, data communications, and other services, supplies or utilities supplied to the Premises (including but not limited to charges and meter rents).
- 3.1.5 To keep the Premises in a tidy and in no worse state of repair or

condition
the sche

the date of this Lease [as evidenced by
d to this Lease].

3.1.6 To keep
granted
trees and

and other areas over which rights are
condition and to mow grass and prune
the satisfaction of the Landlord.

3.1.7 At the en

a) To re

to the Landlord;

b) to re
requ

the Landlord in the repair and condition

c) if the
fixed
made
Prem

to remove all items the Tenant has
ove any alterations the Tenant has
ake good any damage caused to the
d

d) to re
Land

possessions from the Premises and the

3.1.8 If, follow
remain o
fails to r
writing by

n, any of the Tenant's possessions
Landlord's Property and the Tenant
g. 7 days>> after being requested in

a) the l

nt of the Tenant sell the possessions;

b) the
incu
sold
belo

the Landlord against any liability
party whose possessions have been
mistaken belief that the possessions

c) the
dedu
the l

the Tenant the sale proceeds after
ortation, storage and sale incurred by

3.1.9 To perm
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reasonable times on reasonable prior
nter and inspect the Premises and:

a) if the
leave
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or Surveyor gives to the Tenant (or
notice of any repairs or maintenance
to carry out or of any other failure by
its obligations under this Lease, to
remedy such failure in accordance with
of two months from the date of the
and

b) if the
Land
Tena
(rec
work

ly with clause 3.1.9 a), to permit the
ses and carry out the works at the
pay to the Landlord on demand
l debt) the proper expenses of such
s, Surveyor's and other fees).

3.1.10 To allow

ercise any right to enter the Premises to

do so by giving the Contractors, agents and professional advisers at any reasonable time (whether or not on an emergency basis) and, except in the case of an emergency, reasonable notice (which need not be in writing) to

3.1.11 To pay to the Landlord and on an indemnity basis all costs, charges, expenses (including legal costs and Surveyors' fees) properly incurred by the Landlord (which should be payable by the Landlord) in connection with the enforcement of:

- a) the enforcement of the covenants of this Lease;
- b) any obligations in this Lease, including the preparation of a notice under section 146 of the Law of Property Act 1925;
- c) any claim for consent under this Lease, whether or not the consent is granted or withdrawn or consent is granted or refused where the Landlord is required to give consent and the Landlord unreasonably refuses to give consent;
- d) the preparation of a schedule of dilapidations served at the end of the Term.

3.1.12 With regard to the Landlord's Property:

- a) not to use the Landlord's Property for any illegal or immoral purposes;
- b) not to use the Landlord's Property as sleeping accommodation for any person for any substantial purposes;
- c) not to carry out any dangerous act, trade, business, manufacturing or other activity on the premises or on the Landlord's Property which is likely to cause damage, injury or annoyance to the Landlord, its tenants or the owners or occupiers of any other premises;
- d) not to use the Landlord's Property for any purpose other than the Permitted Use;
- e) to use the Landlord's Property as a Club with a membership card which must be shown to the Landlord on request when the member is on the premises;
- f) to ensure that the Club is in force from time to time and to provide a copy of the rules and a list of the names of the members to the Landlord on request;
- g) not to exercise the Fishing Rights other than in accordance with the being of the Club and any person in accordance with its rules;
- h) not to exercise the Fishing Rights other than in accordance with the being of the Club and any person in accordance with its rules;

- i) not to exercise the Fishing Rights or the rights granted in the First Schedule in a manner inconsistent with the rights of the Landlord or any other person entitled to exercise the Fishing Rights; and
- j) not to place or store any other materials on the Landlord's Property.
- 3.1.13 To exercise the Fishing Rights in a proper and lawful manner and only during proper seasons;
- a) in accordance with the bye-laws in force from time to time;
- b) in accordance with the reasonable requirements of the Landlord from time to time [; and
- c) so that the Fishing Rights may be enjoyed by the members of the Club are entitled to exercise the Fishing Rights.
- 3.1.14 [To permit the Tenant to fish from the River and to take and carry away fish from the River by hand line only. This is a personal licence granted to the Tenant.
- 3.1.15 To restore the River to its natural state with not less than <<number and type(s) of fish and in the locations specified by the Landlord.
- 3.1.16 At the Tenant's expense to employ <<number>> bailiffs to supervise the River and to prevent any unauthorised person from fishing the River.
- 3.1.17 Not to construct any building or other structure in addition to the Premises or the Landlord's Property which the Tenant may construct and maintain at the Tenant's expense and the Tenant must remove the same before the expiry of the term of the lease or as requested by the Landlord: <<Insert description of structure referring to attached plans and drawings>>
- 3.1.18 To prevent any damage to the Landlord's Property and any other property of the Landlord or any damage caused or pay full compensation for the same.
- 3.1.19 Not to place any notice or advertisement on the Landlord's Property without the prior written consent of the Landlord.
- 3.1.20 To obtain any licence or registration which is required for the Tenant's exercise of the Fishing Rights and to comply with the terms and conditions of the licence or registration.
- 3.1.21 Not to obstruct the use of the Landlord's Property by the Landlord or persons authorised by the Landlord or persons exercising the Fishing Rights.

- 3.1.22 To notify the Landlord immediately if the Tenant becomes aware of a third party claiming any right in or to the Landlord's Property or attempting to take possession of the Property, and to assist the Landlord (at the Landlord's expense) in pursuing any legal proceedings against such third parties.
- 3.1.23 Not to trade or carry on any business, or to charge, part with or share possession of the Property or any of the Landlord's Rights, save that the Tenant is permitted to use the Property for the time being of the Club.
- 3.1.24 To insure the Tenant against liability incurred in relation to the exercise and use of the Premises, including public liability, and to produce to the Landlord on demand evidence of such insurance and payment of the premium.
- 3.1.25 To pay VAT on any taxable supplies made to the Tenant in connection with the Lease, on the due date for making any payment or, if earlier, on the date on which the supply is made for VAT purposes.
- 3.1.26 Where the Tenant is required to pay or in connection with this Lease, to pay the Landlord or any person any sum by way of a refund or indemnity in respect of any VAT incurred on that sum by the Tenant, the Tenant shall be entitled to the extent that the Landlord or any person has paid such VAT under the Value Added Tax Act 1994.
- 3.1.27 The Tenant shall indemnify the Landlord against all actions, claims, demands, damages, expenses, charges, costs, third party and the Landlord's own liabilities incurred in defending or settling any action, or in respect of any personal injury or death, or damage to or loss of any property arising from:
- a) the use of the Premises or the Tenant's use of the Premises;
 - b) the exercise of the Landlord's Rights; or
 - c) any breach of the covenants in this Lease.
- 3.1.28 In respect of the indemnity in clause 3.1.27, the Landlord shall:
- a) give notice of the claim as soon as reasonably practicable;
 - b) provide information and assistance in relation to the claim which the Landlord may reasonably require, subject to the Landlord paying all costs incurred by the Landlord in providing such assistance; and
 - c) mitigate the Landlord's cost) where it is reasonable for the Landlord to do so.
- 3.1.29 To comply with all regulations made by the Landlord for the purpose of good estate management.

- 3.1.30 To pay or contribute to the cost of the maintenance, repair, replacement and expenses properly incurred by the Landlord in carrying out the work of repairing, replacing, maintaining, cleansing and (where necessary) demolishing or rebuilding any Conduits, structures or other items which are or may be liable of being used by the Premises in connection with the Lease.
- 3.1.31 Within 21 days of the completion of the work, the Tenant (or any other person) to provide to the Landlord a copy of the relevant document together with a copy of the relevant registered titles to the Landlord.
- 3.1.32 If this Lease is not registered at the Land Registry, the Tenant shall, within one month of the completion of this Lease to apply to the Land Registry to register the Lease and once the registration has been completed, the Tenant shall provide to the Landlord a copy of the relevant titles to the Landlord.
- 3.1.33 At the end of the Lease and at the time of the handing over of the Premises to the Landlord the original of this Lease shall be provided to the Landlord as the Landlord reasonably requires and to remove entries in relation to it from the relevant registered title.
- 3.1.34 To notify the Landlord of any assignment or sublease of the Tenant's obligations under this Lease and, if the Landlord so requires, to procure that the assignee or subtenant enters into a deed of assignment or sublease in the same terms as the original deed of assignment or sublease.

4. Landlord's Covenant

- 4.1 The Landlord covenants to pay the rates, taxes, rents and other charges payable by the Landlord to permit the Tenant to use the Premises without claiming under the Lease.

5. Provisos and Agreements

- 5.1 The parties agree that:
- 5.1.1 any rent payable by the Tenant shall be paid in advance and if time rent is allowed to be in arrears the Tenant shall be liable for the amount due (whether formally demanded or not); and
- 5.1.2 the Tenant shall be liable for the payment of the Fishing Rights and the payment of the Landlord or any other person or body except as otherwise permitted by the Lease;
- 5.1.3 there is no assignment or sublease of the Tenant's obligations under this Lease (or any part of them) at any time after the completion of this Lease and this will not affect any right or remedy available to the Landlord under the Lease;
- 5.2 Any dispute arising out of or in connection with this Lease is to be referred to arbitration and the arbitrator is to be agreed in writing by the parties.

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between the parties and the President for the purpose of appointing a single arbitrator, the decision of the arbitrator shall be final and binding save in cases of fraud.

5.3 The Landlord is not liable for any personal injury, damage to property or other loss incurred by the Club, its members or any person where the same results from the negligence of the employees or agents

5.4 The Landlord may require any person who does not produce a valid passport or other documentation confirming their status as a member of the Club.

5.5 The liability of the trustees referred to at the top of this Lease or the liability of the Club (in so far as it has been lawfully assigned) is to be limited to the assets of the Club that are for the time being vested in the Club.

5.6 Nothing in this Lease shall affect the right to enforce, or to prevent the release or modification of, any covenants, rights or conditions to which any adjoining land is subject.

5.7 The parties agree that no person who is not a party to this Lease has no right to enforce any term of this Lease (Rights of Third Parties) Act 1999 to the extent that it applies to this Lease.

5.8 The Tenant acknowledges that the use of the Premises in this Lease constitutes or shall constitute a repudiation of the Premises may lawfully be used for any purpose other than the use specified in the Lease.

5.9 The Tenant acknowledges that it has not entered into this Lease in reliance on any representation made by or on behalf of the Landlord.

6. Notices

6.1 Any notice given under this Lease must be in writing and sent by pre-paid post, by hand delivery to or otherwise delivered to the address specified in clause 6.2 or to any other address specified in the deed or document to which they are a party and has been given at their last known address.

6.2 A notice served on

6.2.1 a company registered in the United Kingdom

6.2.2 a person registered in a country outside the United Kingdom or a partnership registered in the United Kingdom shall be given to the address for service in the United Kingdom specified in the deed or document to which they are a party and has been given at their last known address.

6.2.3 anyone else

a) in the

with this Lease must be in writing and sent by pre-paid post, by hand delivery to or otherwise delivered to the address specified in clause 6.2 or to any other address specified in the deed or document to which they are a party and has been given at their last known address.

partnership registered in the United Kingdom shall be given to the address for service in the United Kingdom specified in the deed or document to which they are a party and has been given at their last known address.

at any postal address in the United Kingdom.

- King
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Leas
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- b) in th
c) in th
the d
d) in re
Unit
- 6.3 Any Notice give
the date of post
the time the not
to or left at that
- 6.4 If a notice is tre
5:00PM on a v
immediately foll
- 6.5 Service of a no
Lease.
- 7. [Termination by Land**
- 7.1 The Landlord m
giving to the Te
6 months>> not
- 7.2 If the Lease en
party for any pri
- 7.3 The Landlord sh
period after the
- 8. [Termination by Tena**
- 8.1 The Tenant ma
giving to the La
or 6 months>> r
- 8.2 This Lease sha
Tenant has pai
gives up poss
underleases.
- 8.3 If the Lease en
party for any pri
- 8.4 The Landlord sh
period after the
- 9. Exclusion of Security**
- any time for the registered proprietor on
Paragraph LR2.1 at the beginning of this
is given, at its last known address in
- the Premises;
- at the address of that party set out in
which they gave the guarantee; and
- y, at their last known address in the
- ved on the second working day after
st class post or special delivery or at
at the recipient's address if delivered
- ay that is not a working day or after
reated as served at 9:00AM on the
- ot a valid form of service under this
- at any time [after <<insert date>>] by
ce period to terminate lease e.g. 3 or
ct at any time.
- this will not affect the rights of any
n in this Lease.
- all payments of Rent that relate to a
se.]
- at any time [after <<insert date>>] by
notice period to terminate lease e.g. 3
fect at any time.
- g a notice given by the Tenant if the
up to the date of determination and
s and leaves behind no continuing
- this will not affect the rights of any
n in this Lease.
- all payments of Rent that relate to a
se.]

- c) at the term commencement date of the Lease the sums payable;
- d) contingent on the term commencement date of the Lease the amount equivalent to the total of the rent review under this Lease that falls due before the term commencement date that has not been reviewed as at the date of the Rent Review Date; or
- e) contingent on each Rent Review Date under this Lease the amount equivalent to the total of the rent review under this Lease that falls due before the term commencement date of the Lease; or
- f) otherwise as determined by the Landlord in writing and conditions as this Lease; or
- 10.2.2 pay the rents, any outgoings and all other sums due under this Lease that are not payable by the Tenant or the Guarantor under the amount equivalent to the total of the rent review under this Lease that falls due before the term commencement date of the Lease that has not been reviewed as at the date of the Rent Review Date; or
- 10.3 If clause 10.2.2 applies, the Landlord must release the Tenant from its obligations under this clause 10 (but that will not affect the Landlord's right to enforce the payment in full, the Landlord's obligations under this clause 10 in relation to any prior breaches).
- 10.4 The Guarantor's obligations under this clause 10 are discharged or discharged by:
- 10.4.1 any failure by the Landlord to enforce in full, or any delay in enforcement of the payment in full, or any concession allowed to the Tenant or the Guarantor;
- 10.4.2 any variation of the obligations of the Guarantor under this clause 10 (but that a surrender of part will end the obligations of the surrendered part);
- 10.4.3 any right of the Landlord to set off any sums payable by the Tenant or the Guarantor against any sums due to the Landlord;
- 10.4.4 any death, bankruptcy, insolvency or change in the constitution or status of the Tenant or the Guarantor or any other person who is liable, or of any other person who is liable, or of any other person who is liable;
- 10.4.5 any amalgamation, merger, reconstruction, restructuring or any other transaction involving any party with any other person, any assignment of the whole or any part of the assets or liabilities of the Tenant or the Guarantor or any other person;
- 10.4.6 the existence of a winding up order in relation to the Guarantor of an Act of Insolvency;
- 10.4.7 anything done by the Landlord by deed.
- 10.5 The Guarantor's obligations under this clause 10 are not affected by the competition with the Landlord in the event of the insolvency of the Tenant or the Guarantor or the insolvency of the Guarantor or the insolvency of the Tenant's obligations under this Lease.
- 10.6 Nothing in this clause 10 shall create any liability on the Guarantor that

exceeds the liability

and were it the tenant of this Lease.]

11. Applicable Law and Jurisdiction

11.1 This Lease and any dispute arising out of or in connection with it will be governed by the law of England and Wales.

gations arising out of or in connection with this Lease, including in relation to any non-contractual obligations.

11.2 Subject to clause 11.1, the courts of England and Wales have exclusive jurisdiction in relation to any non-contractual obligations.

ns in this Lease requiring a dispute to be settled by arbitration, the courts of England and Wales have exclusive jurisdiction in relation to any non-contractual obligations.

11.3 Any party may apply to the courts of England and Wales for an order enforcing the obligations arising out of or in connection with this Lease, including in relation to any non-contractual obligations.

t of the courts of England and Wales for an order enforcing the obligations arising out of or in connection with this Lease, including in relation to any non-contractual obligations.

THIS LEASE has been executed as a deed on the day on which it has been dated

ered on the day on which it has been dated

[Execution clauses for landlord]

Executed as a deed by affixing the common seal of <<Landlord's Name>> in the presence of

<<Affix seal here>>

Director

Director/Secretary

OR (alternative company execution)

Executed as a deed by <<Landlord's Name>> acting by [a director and its secretary] [two directors]

Signature:

Director

Signature:

[Director][Secretary]

OR (alternative company execution)

Executed as a deed by <<Landlord's Name>> acting by a director in the presence of

Signature:

Director

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

OR (execution clause where

al)

Signed as a deed by
<<Landlord's Name>>
in the presence of

Signature of witness

Name (in BLOCK CAPITALS)

Address

[Execution clauses for tenant:]

Signed as a deed by
<<Trustee's Name>>
in the presence of

Signature of witness

Name (in BLOCK CAPITALS)

Address

Signed as a deed by
<<Trustee's Name>>
in the presence of

Signature of witness

Name (in BLOCK CAPITALS)

Address

[Execution clauses for guarant

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Executed as a deed by affixing
the common seal of
<<Guarantor's Name>>
in the presence of

Director

Director/Secretary

OR (alternative company execution)

Executed as a deed by
<<Guarantor's Name>>
acting by [a director and its
secretary] [two directors]

OR (alternative company execution)

Executed as a deed by
<<Guarantor's Name>>
acting by a director in the
presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

OR (execution clause where the deed is signed by the Guarantor)

Signed as a deed by
<<Guarantor's Name>>
in the presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

<<affix seal here>>

Signature:

Director

Signature:

[Director][Secretary]

Signature:

Director

First Schedule to the Lease granted to the Tenant

1. The right to connect to and use the mains for the passage of water, gas, electricity, oil, telephone, heating, internet, data communications and similar supplies or utilities to the Premises.
2. The right to support and use any structure from any adjoining premises owned by the Landlord.
3. The right, in connection with the Fishing Rights and in common with the Landlord and all other tenants, to:
 - a) enter and pass over the Premises with or without vehicles over the route designated by the Landlord to gain access to and egress from the Parking Area;
 - b) park a vehicle in the Parking Area;
 - c) <<insert details of any other rights granted to the Tenant>>.
4. The right to prune and remove any weeds and undergrowth on the banks of the River that are obstructing the Fishing Rights.
5. [Except as mentioned above, this Lease does not include any right over the adjoining land or any part of it by virtue of the Law of Property Act 1925 and the rule in *Wheeldon v Burrows*]

Second Schedule to the Lease of the Landlord

1. The right to enter onto the Premises and the River at all times and for all purposes with any vehicle, machinery, equipment and to carry out works on the Landlord's Property even if such works are necessary for the exercise of the Fishing Rights.
2. If the relevant work is to be carried out without entry onto the Premises, the right to enter the Premises or any land on or adjacent to the Premises; and
 - a) build on or into any land on or adjacent to the Premises; and
 - b) inspect, repair, alter or carry out other works upon any land on or adjacent to the Premises;
3. The right to enter the Premises or required to do so in connection with this Lease and that the Landlord is expressly entitled to enter the Premises for any other reasonable purposes in connection with this Lease and the Landlord must:
 - a) give the Tenant at least 14 days' prior notice (except in the case of an emergency, when the Landlord must give as much notice as may be reasonably practicable);
 - b) observe the Tenant's privacy and must be accompanied by the Tenant's representative (where that representative is available);
 - c) observe any specific restrictions on the Landlord's entry set out in this Lease;
 - d) cause as little interference with the Tenant's activities as reasonably practicable;
 - e) cause as little physical damage to the Premises as reasonably practicable;
 - f) repair any physical damage to the Premises caused by the Landlord as soon as reasonably practicable;
 - g) where entering to carry out works, obtain the Tenant's approval to the location, method of working and the timing of the works and matters relating to the preparation for, and execution of, the works;
 - h) remain upon the Premises for as short a period as is reasonably necessary; and
 - i) where reasonably practicable, restrict any rights outside the normal hours of working to the minimum.
4. The right to carry out works on any adjoining premises (whether or not the Landlord has the absolute discretion to do so) as the Landlord in its absolute discretion sees fit, provided that these works interfere with the flow of light and air to the Premises and shore up the Premises in connection with those works to underpin the Premises and the Landlord:
 - a) giving the Tenant due notice of the works to be carried out;
 - b) consulting with the Tenant in connection with the assessment of potential interference;

- c) taking reasonable steps to ensure that the works do not materially adversely affect the Tenant's business from the Premises;
 - d) taking into consideration the quality of construction and workmanship;
 - e) taking reasonable steps to minimise interference to the Premises by noise, dust and vibration (and, in consideration the Tenant's suggestions for limiting any interference);
 - f) making good any physical damage to the Premises or its contents.
5. The right to use the Land for any purpose whatsoever and without imposing upon any adjoining premises any restrictions or conditions similar to those imposed on adjoining premises;
 6. The right to support and use any adjoining premises owned by the Landlord from the Premises.
 7. All rights of light or air (whether or not they now exist or that might (but for this reservation) be acquired by prescription or otherwise).

STANDARD AMPLIFICATION P L E